

Terrell, Pat

2/10/98

To: Winter, Jeff
Subject: Aeroflight Leasehold

Jessie Compeau of EcoChem, Inc. will be calling you for further site information on this leasehold. She asked to schedule a site visit for Wednesday, February 18th, but Mike Hill will be out of town that week and would like to schedule it for Wed., Feb. 25th. I'll leave it to you to confirm a date and time for all three parties.

Jessie would like the attached survey to be completed prior to the site visit also.

Let me know if you need anything on my end. Thanks.

2/10 - Mike Hill -
Jill wants money - he told her
he would pay her later.(?)



EcoChem, Inc.

Project No.: C 7010-1

Site Name: King County Airport / Aeroflight

Address: 6555 Perimeter Road
Tukwila, WA 98106

PHASE I SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
1. Is the <i>property</i> or any <i>adjoining property</i> used for an industrial use?									
2. To the best of your knowledge, has the <i>property</i> or any <i>adjoining property</i> been used for an industrial use in the past?									
3. Is the <i>property</i> or an adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility?									
4. To the best of your knowledge has the <i>property</i> or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility?									
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19L) in volume or 50 gal (190L) in the aggregate stored on or used at the property or at the facility?									

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial <i>drums</i> (typically 55 gal (208L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
8. Are there currently, or to the best of your knowledge have there been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water, or are emitting foul odors?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
13. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or current violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
15. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
18. Does the <i>property</i> discharge waste water on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
19. To the best of your knowledge, have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk

This questionnaire was completed by:

Name_____

Title_____

Firm_____

Address_____

Phone Number_____

Date_____

Name_____

Title_____

Firm_____

Address_____

Phone Number_____

Date_____

Name_____

Title_____

Firm_____

Address_____

Phone Number_____

Date_____



EcoChem, Inc.

FAXED
2/9/98

14:50

Post-it® Fax Note 7671		Date 2/9/98	# of pages 6
To Pam Morrill		From J Acompeau	
Co./Dept. AGI Technologies		Co. EcoChem	
Phone # (425) 453-8383		Phone # (206) 233-9332	
Fax # (425) 646-9523		Fax # (206) 233-0114	

February 9, 1998

Ms. Pam Morrill
AGI Technologies, Inc.
11811 NE 1st Street, Suite 201
Bellevue, Washington 98005

**SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)
PROPOSAL FOR AGI TECHNOLOGIES/KING COUNTY
AEROFLIGHT PROPERTY
8555 PERIMETER ROAD
TUKWILA, WA 98108
EcoChem Proposal No.: P98009**

Dear Ms. Morrill:

We are pleased to present our proposal to perform a Phase I Environmental Study on the AeroFlight property located at 8555 Perimeter Road, Tukwila, Washington. This ESA will be performed in accordance with current ASTM E1527-97 and E1528-96 guidelines and the results presented in a written report.

Scope of Work

EcoChem personnel will review available property records, aerial photographs, conduct site surveys and interviews, and review local, state, and federal databases for relevant information to the environmental study. Review will include any existing reports provided by AGI Technologies or King County. Information will be summarized in a Phase I Environmental Report. The proposed content and description of the Environmental Report is included as Attachment A. The scope of work includes visual inspection for potential asbestos-containing building materials. We assume that King County can provide a legal description of the property. A chain-of-title search is not included in our scope.

EcoChem Project Team and Qualifications

EcoChem's experience and qualifications are provided in our Statement of Qualifications. The project team will consist of Ms. Jessie Compeau, as Project Manager and primary assessor, Mr. Rich Tremaglio, who will evaluate the potential presence of asbestos, and Ms. Marcia Bender

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KCSlip4 39514

SEA406044

as field and records review support, respectively. This team has successfully completed similar ESAs for industrial, commercial, residential, and undeveloped properties throughout Washington state.

EcoChem has maintained 'on call' contracts for these services with Seattle City Light and Washington Department of Fish & Wildlife and has been retained repeatedly by other clients (e.g., Northland Cable, Evergreen Bank) for their real estate transaction needs. We invite you to contact Randall Brannan (206) 628-4239 or Dan Curtis (206) 628-4254 at Evergreen Bank for a reference on ESA services that we have provided to them in the past year.

Compensation

Our services, as described in the scope above, will be provided in accordance with Subcontractor Agreement for King Co. On-Call Environmental Services; Contract A, Agreement No. E73042 not to exceed \$3,400, at time and material rates (see Attachment B - Cost Summary).

Schedule

We understand that rapid response is necessary to support the assignment of leasehold interest to the existing subtenant purchase and sale agreement. We will provide the report to AGI Technologies on or before February 18, 1998. By your approval of this proposal we understand that we are authorized to enter the property to conduct our ESA to complete this scope of work. Please authorize this work by signing the authorization below and faxing that to us at (206) 233-0114 by the end of today (February 9, 1998).

Please call me at (206) 233-9332 if you have any questions.

Sincerely,



Jessie Compeau
Project Manager
EcoChem, Inc.

Authorization

I hereby authorize EcoChem to perform this work in accordance with this proposal.

Signature: _____
Name: _____
Date: _____

ATTACHMENT A


EXAMPLE ENVIRONMENTAL REPORT OUTLINE

1.0 Summary

2.0 Introduction

- Purpose
- Special terms and conditions
- Limitations and exceptions of assessment
- Limiting conditions and methodology used

3.0 Site Description

- 
- Location and legal description
 - Site and vicinity characteristics
 - Descriptions of structures, roads, other improvements on the site (including heating/cooling system, sewage disposal, source of potable water)
 - Information (if any) reported by user regarding environmental liens or specialized knowledge or experience (pursuant to Section 5)
 - Current uses of the property
 - Past uses of the property (to the extent identified)
 - Current and past uses of adjoining properties (to the extent identified)
 - Site rendering, map, or site plan

4.0 Records Review

- Standard Environmental Record Sources, Federal and State
- Physical setting source(s)
- Historical use information
- Additional record sources (if any)

5.0 Information from Site Reconnaissance and Interviews

- Hazardous substances in connection with identified uses (including storage, handling, disposal)
- Hazardous substance containers and unidentified substance containers (including storage, handling, disposal)
- Storage tanks (including contents and assessment of leakage or potential for leakage)
- Indications of PCBs (including how contained and assessment of leakage or potential for leakage)
- Indications of solid waste disposal
- Physical setting analysis, if migrating hazardous substances are an issue
- Any other conditions of concern
- Site plan (if available)

6.0 Findings and Conclusions

7.0 Signatures of Environmental Professionals

8.0 Qualifications of Environmental Professionals Participating in Phase I Environmental Site Assessment

9.0 Optional Appendices (for example):

- Other maps, figures, and photographs
- Ownership/historical documentation
- Regulatory documentation
- Interview documentation
- Contract between user and environmental professional

Cost Summary - Attachment B

Phase I Environmental Site Assessment - AGI Technologies/AeroFlight Property

c7010-1

	Hours Assigned	used week	used week	used week	total hours	hourly rate	Direct Labor Cost(\$)
ECOCHM							
Compeau	21.0				21.0	58.0	1218.00
Bender	22.0				22.0	45.0	990.00
Tremaglio	5.0				5.0	70.0	350.00
Rothschild	3.5				3.5	40.0	140.00
Baker	2.0				2.0	110.0	220.00
Subtotal							

Total Direct Labor Cost \$ 2918.00

Total ODC Cost \$ 473.00

ODCs	Proposed	Actual
Aerial photos	50	50
EDR	341	341
Photographs	10	10
Car rental or mileage	15	15
Parking	16	16
Copies	11	11
materials	5	5
Fax	10	10
courier	15	15
total:	473	473

Total Billing 3391.00

NTE 3400



1998 RATE SCHEDULE

PERSONNEL	HOURLY RATE
Project Director	\$105 - \$115*
Project Manager	\$75 - \$105*
Senior Environmental Scientist/Chemist	\$75 - \$85*
Project Environmental Scientist/Chemist	\$70
Staff Environmental Scientist/Chemist	\$58
Associate Scientist/Chemist	\$45
Technician	\$45
Secretarial/Clerical	\$40
Expert Testimony	\$150 - \$250*
EQUIPMENT	
Field, laboratory, and office equipment used in the direct performance of authorized work is billed at unit rates. A rate schedule will be provided upon request.	
COMPUTER	
Computer time for data management, programming, database design etc. used in the direct performance of authorized work is billed at \$6.00 per hour. This is <u>not applicable</u> to computer use for word processing.	
TRANSPORTATION	
Use of vehicle for field work — \$15/half day Mileage — \$0.31/mile	
ADMINISTRATIVE	
Copies — \$0.12/page Faxes (outgoing only) — \$1.00/page	
SUBCONTRACTOR COSTS AND OTHER EXPENSES	
Subcontractor costs and other expenses will be billed at cost plus a general and administrative charge of 10%.	

NOTE: A new compensation schedule is issued at the beginning of each year. Unless other arrangements are made, charges for all work including continuing projects initiated in a previous year, will be based on the latest compensation schedule.

Invoices for EcoChem, Inc. services will be issued monthly. Interest of 1-1/2 percent per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days.

*Varies depending on individual assigned.

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rev. 2/4/98

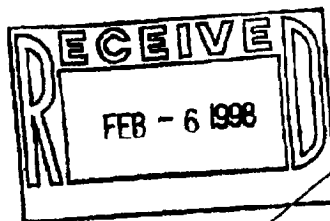
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Anne Bailey - Eco Chem

February 5, 1998

14,309.454



Ms. Elizabeth Hill
King County Division of Capital Planning and Development
Department of Construction and Facilities Management
King County Administration Building
500 Fourth Avenue, Room 320
Seattle, Washington 98104-2337

Dear Ms. Hill:

Proposal
Phase 1 Environmental Assessment
Airport Property
Aeroflight - 8555 Perimeter Road
Tukwila, Washington
Contract No. E73042E-A

Post-it® Fax Note 7671		Date 2/10/98	# of pages 4
To Pat Terrell	From Elizabeth Hill		
Co./Dept. KC	Co. DCFM		
Phone # 296-7420	Phone # 296 1414		
Fax # 296-0190	Fax # 296-1425		

AGI Technologies (AGI) is pleased to present this proposal to conduct a Phase 1 Environmental Assessment (EA) for the referenced project in Tukwila, Washington. Our understanding of the planned project and general site conditions is based on conversations and information provided by King County (the county) and AGI's assessment work conducted to date. We understand the property is approximately 56,610 square feet in size, and that site improvements include an older metal hanger and newer two-story office space. The following sections of this proposal describe the project and our scope of services, schedule, and fee estimate.

PROPOSED SCOPE OF SERVICES

The purpose of our Phase I EA is to conduct an environmental assessment on and around the property that will identify real and potential environmental impairments, or risks of impairment that represent existing or potential financial and legal liabilities to responsible parties. Our scope of services will meet or exceed current American Society for Testing and Materials (ASTM) Practice E 1527-97, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Ms. Elizabeth Hill
King County Division of Capital Planning and Development
February 5, 1998
Page 2



TASK 1: PHASE 1 ENVIRONMENTAL ASSESSMENT

At minimum, our scope of services to conduct the Phase 1 EA will be as follows:

- Conduct a reconnaissance of the property to observe current site use and conditions. We will also observe current general land use and conditions in the area immediately surrounding the site.
- Review site history utilizing the following information sources as practicable:
 - Aerial photographs
 - Topographic maps
 - Reverse telephone directories
 - Sanborn, Kroll, Metzker and/or other historical maps
 - Historical tax assessor records
- Interview persons knowledgeable of the site and area to obtain current and historical information.
- Examine state and federal records to identify if the site and adjacent or nearby properties or businesses are documented hazardous waste generators and/or are known or suspected of having contamination.
- Review any chain-of-title, site drawings, and other pertinent information you may provide for us.
- Review and evaluate, as applicable, AGI's in house library for information regarding geologic information and environmental studies for the site and vicinity.
- Conduct a visual evaluation of the potential for asbestos and lead based paint and a risk evaluation for radon based on published literature for the area. If we identify only a small number of potential asbestos containing materials during our site reconnaissance that can be sampled in a nondestructive manner we will collect samples and submit them for analysis. However, this will not constitute a formal asbestos survey.
- Prepare a report presenting our findings, opinions, and conclusions regarding the potential for site contamination.

MBE/WBE UTILIZATION

AGI intends to meet the Contract A Minority/Women's Business Requirements of 13 percent by utilizing the following subconsultants:

- EcoChem (WBE) will provide Phase 1 EA support services.

Ms. Elizabeth Hill
King County Division of Capital Planning and Development
February 5, 1998
Page 3



SCHEDULE

AGI is prepared to begin work immediately after obtaining authorization to proceed. We understand the Phase 1 EA must be completed by February 20, 1998.

FEE ESTIMATE

We propose that the scope of services described herein be provided on a time and expense fee basis in accordance with provisions in AGI's current on-call contract with the County (Contract No. E73042E-A). For the scope of services described herein we estimate our fee will be as detailed in Attachment A. We will not exceed the amount anticipated unless the scope of services requires modification and not without your prior written authorization.

We appreciate the opportunity to present this proposal and look forward to working with you on this project. If you have any questions or require further information, please call us at (425) 453-8383.

Sincerely,

AGI Technologies

A handwritten signature in black ink, appearing to read "Lance E. Peterson".

Lance E. Peterson, P.G.
Senior Hydrogeologist

A handwritten signature in black ink, appearing to read "David W. Ashcom".

David W. Ashcom, P.E.
Principal Engineer

LEP/DWA/tag

attachment



Attachment A

Cost Estimate
Phase 1 Environmental Assessment
Airport Property
Tukwila, Washington
Contract No. E73042E-A

02/05/98

Cost Summary

Task 1 - Phase 1 Environmental Assessment

\$5,012.46

Total Costs Task 1

\$5,012.46

Task 1 - Phase 1 Environmental Assessment

<u>Direct Salary Cost</u>	<u>Rate</u>	<u>Rate</u>	<u>Hours</u>	<u>Extension</u>	<u>Totals</u>
P6/7 Principal in Charge	\$32.50-\$50.00	\$45.00	0	\$0.00 ✓	
P5 Associate/Manager	\$28.50-\$38.50	\$34.00	0	\$0.00 ✓	
P4 Senior Engineer/Scientist	\$23.50-\$31.50	\$28.00	2 ✓	\$56.00 ✓	
P3 Project Engineer/Scientist	\$20.00-\$26.50	\$24.00	15	\$360.00 ✓	
P1/2 Engineer/Scientist	\$11.00-\$21.50	\$19.00	2	\$38.00 ✓	
T1-4 Technician	\$11.00-\$23.00	\$18.00	0	\$0.00 ✓	
A3/4 Technical Writer	\$14.50-\$23.00	\$23.00	4	\$92.00 ✓	
A3/4 Library/Research Assistant	\$14.50-\$23.00	\$18.00	2	\$36.00 ✓	
T4 CADD	\$17.50-\$23.00	\$19.00	0	\$0.00 ✓	
A2-4 Word Processing	\$13.50-\$23.00	\$17.50	3	\$52.50 ✓	
A2-4 Data Entry	\$13.50-\$23.00	\$17.50	2	\$35.00 ✓	
A1-4 Clerical	\$11.00-\$23.00	\$14.00	2	\$28.00 ✓	
Subtotal				\$697.50 ✓	
Overhead Cost @ 221.0% ? Negotiated in blanket agmt. Usual overhead @ 248%				\$1,541.48 ✓	
Fee @ 11.5% of Burdened Salary Costs				\$257.48 ✓	
Subtotal, Salary					\$2,496.46 ✓
<u>Direct Non-Salary Cost</u>	<u>Est. Cost</u>	<u>Units</u>	<u>Extension</u>		
Vehicle Mileage	\$0.32 mi ✓	50	\$16.00		
EcoChem (WBE)	\$2,500.00 Is	1	\$2,500.00 ✓		
Subtotal, Non-Salary					\$2,516.00
Total Task 1					\$5,012.46 ✓

OK to do

Elizabeth H. H.

ELIT
Reviewed
2/9/98
Confirms with
AGI verbal
estimate of approximately
\$5,000 provided
1/30/98. Confirmed OK by
Pat
Terrell
2/3/98
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